



Chair Sheila Lodge
Commissioner Bruce Bartlett
Commissioner Stella Larson - *Absent*
Commissioner Addison Thompson

Vice Chair Mike Jordan
Commissioner John Campanella
Commissioner Deborah L. Schwartz

**PLANNING COMMISSION
AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, FEBRUARY 9, 2012
1:00 P.M.**

Website: www.SantaBarbaraCa.gov

NOTICES:

- A. TUESDAY, FEBRUARY 7, 2012 **7:45 A.M.**
SITE VISITS
Depart 630 Garden Street
Community Development Parking Lot
2 Oliver Road
1255 Coast Village Road*

The Planning Commission will visit the project sites scheduled for review at the Thursday Planning Commission meeting. No public testimony will be taken, but the public is invited to attend. Please call the Case Planner for additional information. *Denotes story poles will be up during the site visit.

- B. This regular meeting of the Planning Commission can be viewed live on City TV-18, or on your computer via www.SantaBarbaraCA.gov/Government/Video/ and then clicking City TV-18 Live Broadcast. Meeting rebroadcast schedule can be found at <http://www.citytv18.com/schedule.htm> An archived video copy of this meeting will be viewable, on computers with high speed internet access, the following Tuesday at www.santabarbaraca.gov and then clicking *Online Meetings*.
- C. **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division Office at 805-564-5470, extension 4535. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

- D. This agenda schedule is subject to change. It is recommended that applicants and interested persons plan to arrive at 1:00 P.M. However, for longer agendas, all parties are encouraged to monitor Channel 18 and, when the item prior to the application of interest begins, come to the Commission hearing.
- E. The scope of a project may be modified as it proceeds through the planning process. If you have any questions, wish to review the plans, or wish to be placed on a mailing list for future agendas for an item, please contact the Case Planner as listed in the project description. Our office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under City Calendar to verify closure dates.
- F. AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and reports are posted online at www.SantaBarbaraCA.gov/PC. Please note that online Staff Reports may not include some exhibits. Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours.

I. ROLL CALL

II. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- B. Announcements and appeals.
- C. Comments from members of the public pertaining to items not on this agenda. [Due to time constraints, each person is limited to two (2) minutes.]

III. NEW ITEMS:

A. APPLICATION OF ROY HARTHORN, AGENT FOR MIKE WALKER, 2 OLIVER ROAD, APN 045-100-085 , E-3/SD-3 ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL 5 UNITS PER ACRE (MST2011-00327)

The project consists of a proposal for a new 115 linear foot chain link fence varying in height from 3 feet, 6-inches to 6-feet tall located on a 26,677 square foot parcel developed with an existing single-family residence. The proposed fence is located along the westerly property line within 50 feet of the coastal bluff in the appealable jurisdiction of the Coastal Zone

The discretionary application required for this project is a Coastal Development Permit (CDP20011-00016) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.45.009).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303 allows for construction of new small structures including accessory structures such as fences.

Case Planner: Kelly Brodison, Assistant Planner

Email: KBrodison@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4531

B. APPLICATION OF BRIAN CEARNAL ARCHITECT FOR BLACK VALNER, LLC, 1255 COAST VILLAGE ROAD, APN 009-291-018, C-1 ZONES, GENERAL PLAN DESIGNATION: COMMERCIAL/ MEDIUM HIGH RESIDENTIAL (MST2011-00220)

The project consists of a proposal to demolish existing plant nursery structures, and construct a mixed-use building totaling 11,921 square feet (sf) . The building consists of two stories above a 12,865 sf partially subterranean parking garage that will provide a total of 40 non-residential parking spaces. The first floor above the garage is at the same level as the existing sidewalk on Coast Village Road. The project includes two, two-story residential condominium units totaling 3,268 s.f., and two stories of non-residential condominium development totaling 8,047 s.f.. Each of the residential units will have a single car garage on the first floor level for a combined total of 606 s.f., and a private roof deck accessed through a covered staircase. The building height as measured from the finished grade of garage to the ridge of the second floor is 37 feet (ft). The tallest architectural element will be 28 ft above the level of Coast Village Road. Public improvements will include a dedication of land for public sidewalk, installation of five street trees. An existing mature *Podocarpus gracilior* (Fern Pine) tree located at the westerly property line will be removed and a large tree will be installed on-site. The City's Street Tree Advisory Committee approved the removal of a *Magnolia grandiflora* (Southern Magnolia) located in the public right-of-way that will be removed and replaced.

The discretionary applications required for this project are:

- A. Design Review by the Architectural Board of Review of a new mixed-use development (SBMC §22.68.040(A.))
- B. A Modification to allow structures to be located within the front setbacks along both the Coast Village Road and Coast Village Circle frontages (SBMC §28.63.060.A & §28.92.110.1).
- C. A Transfer of Existing Development Rights totaling 2,900 s.f. (SBMC §28.95).
- D. A Development Plan for 5,947 s.f. of additional commercial development (SBMC §28.87.300.A.). A final determination will be made based upon updated statistics.
- E. A Tentative Subdivision Map for the development of two residential and seven non-residential condominium units (SBMC §27.03 & §27.13).
- F. A Coastal Development Plan for the new development and subdivision located in the non-appealable jurisdiction of the Coastal Zone (SBMC §28.44.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15332 (Infill Exemption).

Case Planner: Suzanne Riegle, Assistant Planner
Email: SRiegle@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 2687

IV. ADMINISTRATIVE AGENDA:

- A. Committee and Liaison Reports
 - 1. Staff Hearing Officer Liaison Report
 - 2. Other Committee and Liaison Reports

V. ADJOURNMENT:

CITY OF SANTA BARBARA PLANNING COMMISSION

MEETING PROCEDURES

PUBLIC COMMENT PROCEDURE: You are welcome to attend this hearing. The public is invited to speak on any item on the Planning Commission Agenda. After receiving recognition from the Chairman, please approach the podium and speak into the microphone. State your name and purpose for appearing. Your name and comments will be entered into the public record.

The order of presentation after the Chairman introduces the item is as follows:

1. Presentation by Staff (15 minutes)*.
2. Presentation by Applicant (15 minutes)*.
3. Public Hearing*.
4. Additional response by Applicant/Staff (5 minutes each)*.
5. Questions and comments by the commission.
6. Commission consideration of Findings and Conditions of Approval.
7. Motion, discussion of motion, decision, and vote by the Commission.

***Time may be extended or limited by the Chair of the Planning Commission.**

Items that generate a large amount of citizen interest may be taken out of their scheduled order on the agenda as a courtesy to the public in attendance. Where there are a large number of people wishing to speak on an item, the Chairman may limit time allotted to each speaker.

WRITTEN COMMENT PROCEDURE: Written comments are welcome and will be entered into the public record. Written information should be submitted prior to the meeting at the Planning Division Office, 630 Garden St; by mail attention Planning Commission Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990; or by email at PCSecretary@SantaBarbaraCa.gov, and received no later than 4:30 P.M. on the Monday before the Planning Commission hearing. Please submit 12 copies of any written materials over 2 pages. Written comments are accepted at and up to the time of the hearing; however, the Planning Commission may not have time to consider materials submitted after the Monday deadline.

It is not possible to determine the precise time an item will be heard. The Planning Commission sessions are broadcast live on the Government Access Television Channel 18. Monitoring will assist in determining when the item will come up. Any continued items are announced at the beginning of the meeting and repeated throughout the meeting by the Chairman.

APPEALS AND SUSPENSIONS: Many of the items before the Commission may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's Office.

Any further information on the Planning Commission meeting procedures or agenda items may be obtained by calling the Planning Division at 805-564-5470.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.